



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, May 13, 2021 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or

Stream Live at <https://www.manchestertv.org/22>

Note: Due to the emergency orders issued by the Governor as well as the guidance of public health officials, there will be no physical location in which to attend the meeting. **PUBLIC COMMENTS** may be submitted at any time up to the close of the public hearing for each case by email sent to ZBA@manchesternh.gov or a voice message called into (603) 792-6736. All comments must include your name and address and the case number. It is recommended that public comment be submitted by email, however you may also attend the meeting through our webinar software by sending an email to the aforementioned address on the day of the meeting and requesting an invitation to participate.

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. **PUBLIC HEARING:**

(Tabled from 4/8/21 ZBA Meeting)

1. **ZBA2021-016**
1800-1802 Elm Street, R-3/PO Zoning District, Ward 3

Tanya Devoy proposes to occupy approximately 1,170 SF of space for a beauty salon with no more than 25% of the space occupied to provide semi-permanent make-up services and seeks a variance from sections **5.10** Beauty Salon Providing Semi-Permanent Make-Up Services of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 16, 2021.

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2. **ZBA2021-017**
610 Second Street, B-2 Zoning District, Ward 10

Eric Mitchell (Agent) proposes to reconstruct a fire damaged building with three additional dwelling units by adding a full third story resulting in a six-family dwelling in the B-2 zone, with a front yard setback of 11.7' where 20' is required, a side yard setback of 3.3' where 20' is required, without the required 10' landscaped perimeter around the parking area, with a portion of the drive aisle less than the required 22' in width, with stacked parking spaces and with the proposed refuse contain within the side yard setback and seeks a variance from sections **5.10(A)6** Multi-Family Dwelling, **6.03(A)** Front Yard Setback, **6.03(C)** Side Yard Setback, **10.07(G)** Landscaping, **10.06(A)** Parking Layout and **8.29(B)** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 16, 2021.

3. **ZBA2021-022**
587 Maple Street, C-1 Zoning District, Ward 2

Shaquwanda Allen proposes to convert an office building into a hair salon in the C-1 zoning district with one parking space within 4' of a building and lot line and where vehicles are required to exit parking area by backing out onto the public way and seeks a variance from section **5.10(H-6)3** Hair Salon, **10.09(A)** Parking Setbacks and **10.07(D)** Parking Maneuvering of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 22, 2021.

(Current Items)

4. **ZBA2021-030**
149 Hazelton Court, R-1B Zoning District, Ward 8

Daniel Snyder proposes to establish a front yard parking space, 2' from the side lot line where 4' is required and seeks a variance from section **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 30, 2021.

5. **ZBA2021-032**
84 Robert Hall Road, R-1B Zoning District, Ward 8

Laurene Jacob proposes to create one new street yard parking space on a corner lot resulting in two spaces in the street yard setback, maintain a new covered deck with a 15' street yard setback where 20' is required, and construct a 16' x 16' deck in that results in an existing shed located 4' from the side lot line being located in the side yard which then requires the shed to be 10' from the side lot line and seeks a variance from sections **6.03(A)** Street Yard Setback, **10.09(B)** Parking Setbacks and **8.29(A)2** Accessory Structures and uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 2, 2021.

6. **ZBA2021-036**
131 Aaron Drive, R-1B Zoning District, Ward 6

Brandon Wilson proposes to establish a one chair beauty salon as a home occupation, with one parking space to support the business use, as well as maintain a shed 1' from the rear lot line where 4' is required and seeks a variance from sections **8.25(B)9(a)** Home Occupation Beauty Shop, **10.02(F)** Business Parking in Residential District and **8.29(A)3** Accessory Structures and uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 9, 2021.

7. **ZBA2021-031**
7 Bubier Street, R-1B Zoning District, Ward 4

Tom Huot (Agent) proposes to construct a detached garage with a 4.4' side yard setback where 10' is required, create two new parking spaces within 4' of the proposed garage with more than one space located within the required minimum front yard setback and maintain a shed with a 4.4' side setback where 10' is required and seeks a variance from sections **8.29(A)2** Accessory Structures and Uses (2 counts), **10.09(B)** Parking Setbacks and **10.09(B)2** Parking Setbacks (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 12, 2021.

8. **ZBA2021-038**
1019 Hanover Street, R-1B Zoning District, Ward 5

Deo Mwano proposes to establish a professional office use and a new dwelling unit at a property formerly occupied by a dry cleaning business established under variance and maintain pavement without the required 10' landscape buffer and seeks a variance from sections **5.10(H)1** Other Business and Professional Offices and **10.07(G)** Landscaping, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 14, 2021.

9. **ZBA2021-039**
136 Alpine Street, R-1B Zoning District, Ward 10

Paul and Barbara Bilodeau propose to maintain a deck and above ground pool attached to the dwelling with a 7' side yard setback where 10' is required and a 13' rear yard setback where 30' is required and seek a variance from sections **6.03(C)** Side Yard Setback and **6.03(B)** Rear Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 15, 2021.

10. **ZBA2021-040**
22 Cranwell Drive, R-1B Zoning District, Ward 6

Kenneth and Irene Penn propose to create two new parking spaces in the side yard within 4' of the side lot line, with one space within the front yard setback and with a driveway width of 34' where 24' is allowed and seek a variance from sections **10.08(B)** Parking Setbacks (2 counts), **10.09(B)**1 Parking Setbacks and **10.09(C)** Driveway Width of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 16, 2021.

11. **ZBA2021-041**
136 Hazelton Court, R-1B Zoning District, Ward 8

Richard and Avis Flagg propose to maintain a deck connecting the home to an above ground pool resulting in a rear yard setback of 8' where 30' is required and maintain a shed in the rear yard less than 4' from the rear lot line and seek a variance from sections **6.03(B)** Rear Yard Setback and **8.29(A)**3 Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 20, 2021.

12. **ZBA2021-042**
337 St. James Avenue, R-1B Zoning District, Ward 10

Lloyd Doughty proposes to construct a 12'x18' one-story addition with a 9.2' side yard setback where 10' is required and with a 19.3' rear yard setback where 30' is required and seeks a variance from sections **6.03(C)** Side Yard Setback and **6.03(B)** Rear Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 21, 2021.

13. **ZBA2021-044**
75 Doris Street, R-1B Zoning District, Ward 8

David Damon proposes to construct a 22' x 24' one story addition with a 29' rear yard setback and construct a 7' x 8' breezeway connecting the dwelling unit to the garage resulting in a rear yard setback for the principal structure of 11' where 30' required and seeks a variance from section **6.03(B)** Rear Yard Setback (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 26, 2021.

14. **ZBA2021-045**
39 Sunnyside Street, R-1B Zoning District, Ward 7

Daniel Muller, Esq., (Agent) proposes to allow for the development of Tax Map 503, Lot 137A with a single family dwelling where the parcel is subject to consolidation with Tax Map 503, Lot 131, where Lot 137A has sufficient frontage but maintains that width for 75.25' where 100' is required and with a requested 20' rear yard setback for future development

where 30' is required, and where Tax Map 503, Lot 131 has a principal structure with a rear yard setback 26.2' where 30' is required and with a detached garage with a 2' side yard setback where 10' is required and seeks a variance from sections **11.03(D)2(d)** Relief from Consolidation, **8.29(A)2** Accessory Structures and Uses and **6.03(B)** Rear Yard Setback at Lot **131 and 6.03(B)** Rear Yard Setback at Lot 137A of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 27, 2021.

15. **ZBA2021-028**

7 Clement Street, Tax Map 594, Lots 17A and 17B, R-1B Zoning District, Ward 10

Andrew Sullivan, Esq., (Agent) proposes to subdivide into two buildable lots for single family dwellings, with each lot having lot frontage and width of 50' where 75' is required and seeks a variance from sections **6.02** Minimum Lot Frontage and **6.02 Minimum** Lot Width at Lots 17A and 17B of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 27, 2021.

16. **ZBA2021-018**

415 South mammoth Road, R-1A Zoning District, Ward 8

Jeffrey Lewis (Agent) proposes to construct a 128 unit planned development comprised of four multi-family dwellings each with 32 dwelling units in the R-1A zoning district, with each building having five stories and a height of 56' where 2½ stories and 35' in height is allowed, and with lot frontage and width of 90' where 200' is required and seeks a variance from sections **5.10(A)6** Multi-family Dwellings, **6.05** Height in Stories, **6.05** Height in Feet, **6.02** Minimum Lot Frontage and **6.02** Minimum Lot Width of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 28, 2021.

17. **ZBA2021-037**

180 Pearl Street, C-1 Zoning District, Ward 4

Brian Pratt (Agent) proposes to convert a 15,800 SF three story building and a 3,700 SF two story building into 29 dwelling units on a lot of 57,530 SF where 101,000 SF is required, as well as establish a warehouse use as a second principal use and seeks a variance from sections **8.04** Minimum Lot Size for Multi-family Dwellings and **5.10(E)3** Warehousing Facility of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 28, 2021.

18. **ZBA2021-047**

1525 South Willow Street, B-2 Zoning District, Ward 8

Jenn Robichard (Agent) proposes to maintain a 49.47 SF illuminated wall sign where 35.1 SF is allowed and seeks a variance from sections **909(D)** Signs of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 29, 2021.

III. BUSINESS MEETING:

1. ADMINISTRATIVE MATTERS:

1. Review and approval of the ZBA Minutes of April 8, 2021
2. Any other business items from the ZBA staff or Board Members.

Full text of the agenda items is on file for review in the Planning & Community Development Department.
The order of the agenda is subject to change on the call of the Chairman.